LOT 72
PT OR 1168/100
EX R/W OR 495/932

CITY OF FERNANDINA BEACH
204 ASH ST
FERNANDINA BEACH, FL 32034

**2025**

**00-00-31-1460-0072-0000**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
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|---|---|---|---|
| DOR CODE | 8000 | VAC GOVERNMENTAL | |
| MAP NUM | | MKT AREA | 01 |
| NEIGHBORHOOD/LOC | 1057.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| | | | | | |
| TOTALS | | | | | |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

S FLETCHER AVE, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 0 |
| TOTAL MARKET OB/XF VALUE | | 0 |
| TOTAL LAND VALUE - MARKET | | 511,200 |
| TOTAL MARKET VALUE | | 511,200 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 511,200 |
| TOTAL EXEMPTION VALUE | 04 | 511,200 |
| BASE TAXABLE VALUE | | 0 |
| TOTAL JUST VALUE | | 511,200 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 511,200 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
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## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1168/0100 | 9/04/2003 | WD | Q | V | 06 | 100 |
| GRANTOR: THE TRUST FOR PUBLIC | | | | | | |
| GRANTEE: THE CITY OF FERNAND | | | | | | |
| 1074/1101 | 8/13/2002 | QC | U | V | 10 | 100 |
| GRANTOR: THE CITY OF FERNANDIN | | | | | | |
| GRANTEE: THE TRUST FOR PUBLI | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

## EXTRA FEATURES

| LN | OB/XF CODE | DESCRIPTION | BLD | CAP | L | W | UNITS | UT | Adj R | ADJ UNIT PRICE | ORIG COND | YEAR ON | YEAR ACTUAL | Q | % COND | OB/XF MKT VALUE | NOTES |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
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## LAND DESCRIPTION

TOTAL OB/XF 0

| LN | USE CODE | CLS | LAND USE DESCRIPTION | CAP | RD | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | DT | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 008900 | C | MUNICIPAL | 0 | | CON | 0.00 | 0.00 | 2.84 | AC | | 1.00 | 1.00 | 1.20 | 150,000.00 | 180,000.00 | 511,200 | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | |
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REVIEW DATE 01/16/2024 BY KBA Total Acres: 2.84 Total Land Value: 511,200 Market: 0 Agricultural: 0 Common: 511,200 PRINTED 07/30/2025 BY SYS